

county of ventura

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A NEGATIVE DECLARATION

The County of Ventura Resource Management Agency (RMA) Planning Division, as the designated Lead Agency, has reviewed the following project:

1. **Entitlement:** PL13-0011
2. **Applicant:** Irena Hauser
3. **Location:** 11077 Pacific View Road, Malibu
4. **Assessor's Parcel No.:** 701-0-050-295
5. **Parcel Size:** 19 acres
6. **General Plan Designation:** Open Space
7. **Zoning Designation:** COS-10 ac-sdf/M
8. **Responsible and/or Trustee Agencies:** None
9. **Project Description:** The applicant requests that a Conditional Use Permit for the keeping of wild animals be granted pursuant to Section 8174-4 of the County of Ventura Coastal Zoning Ordinance. The proposed facility will accommodate up to five tigers used for filming purposes in the entertainment industry. The parcel contains an existing residence, garage, and guest house, as well as a barn. There are two septic systems that serve these structures, as indicated on the site plan. An existing private well and water tank system (one 5,000 gallon tank and one 6,200 gallon tank) provides the domestic water supply and fire protection water supply for the parcel.

The project includes the installation of an 8-foot high, 2,338-foot long fence that would form the perimeter of a 7.16 acre area. The residence, garage, and equine barn will be located within this fenced area. There will also be three animal enclosures and an arena within the perimeter fence area. It is requested that the permit allow the fence height to be increased without the requirement for a Conditional Use Permit modification if necessary to comply with any requirements the United States Department of Agriculture (UDSA) or California Department of Fish and Wildlife (CDFW) may adopt in the future.

POSTED

JUL 24/2013 - ____/____/____

MARK A. LUNN
Ventura County Clerk and Recorder

By: _____, Deputy




The three animal enclosures will include an 8-foot high chain-link fence and chain-link roofs. The arena chain link fence will be 16 feet in height. The arena fence will be 556 feet in length and will encompass approximately 0.31 acres. There will also be a small, shallow pool for the animals within the arena fence. The three enclosures will be 2,400 square feet, 1,344 square feet, and 2,400 square feet in area. The pool will be 432 square feet in area and approximately 4 feet deep. All of the trees in the arena area are peppers, and no protected trees will be affected by the project.

The animal enclosures will be tended by the property owners and their immediate family. There will be no employees brought to the site to care for the animals. Members of the public will not be permitted onsite. Regular veterinary visits will occur onsite approximately once per year. Food and supplies will be stored in the barn.

The animals will enter and exit the property by vehicle through a series of gates. All fence height requirements are dictated by existing, approved permits from the USDA and CDFG. A manure management plan has been prepared for the project to describe waste removal requirements. Animal waste will be collected on a daily basis and removed from the property by a waste disposal company.

In accordance with Section 15070 of the California Code of Regulations, the Ventura County Planning Division has determined that the proposed project will not have a significant effect on the environment, and a Negative Declaration has been prepared.

The public review period is from July 26, 2013, to August 26, 2013. The Initial Study/Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, Ventura, California from 8:00 am to 5:00 pm Monday through Friday. The public is encouraged to submit written comments to Jay Dobrowalski, no later than 5:00 p.m. on August 26, 2013, to the address listed above. Alternatively, you may fax your comments to (805) 654-2509 or e-mail the case planner at jay.dobrowalski@ventura.org.



Brian R. Baca, Manager
Commercial and Industrial Permits Section
Ventura County Planning Division

7-24-13
Date



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

INITIAL STUDY FOR PL13-0011

Section A – Project Description

1. **Project Case Number:** PL13-0011
2. **Name of Applicant:** Irena Hauser
3. **Project Location and Assessor's Parcel Numbers:** 11077 Pacific View Avenue, Malibu (Attachment 1, Location Map), 701-0-050-295. The parcel size is 19 acres.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Open Space
 - b. **Coastal Area Plan Land Use Designation:** Open Space
 - c. **Zoning Designation:** COS-10 ac-sdf/M
5. **Description of the Environmental Setting:** The project site is currently developed with a single family dwelling and accessory structures and is largely located on a hillside. The project site is generally sloping with the higher elevation located along the southeastern property line and the lower elevation located along the north property line. The project site is surrounded by Point Mugu State Park on the north and rural private properties to the east, south, and west. Surrounding development and uses include single family dwellings to the east, farmland to the south, and equestrian facilities and single family dwellings to the west.
6. **Project Description:** The applicant requests that a Conditional Use Permit for the keeping of wild animals be granted pursuant to Section 8174-4 of the County of Ventura Coastal Zoning Ordinance. The proposed facility will accommodate up to five tigers used for filming purposes in the entertainment industry. The parcel contains an existing residence, garage, and guest house, as well as a barn. There are two septic systems that serve these structures, as indicated on the site plan. An existing private well and water tank system (one 5,000 gallon tank and one 6,200 gallon tank) provides the domestic water supply and fire protection water supply for the parcel.

The project includes the installation of an 8-foot high, 2,338-foot long fence that would form the perimeter of a 7.16 acre area. The residence, garage, and equine barn will be located within this fenced area. There will also be three animal enclosures and an arena within the perimeter fence area. It is requested that the permit allow the fence height to be increased without the requirement for a Conditional Use Permit modification if necessary to comply with any requirements the United States Department of Agriculture (USDA) or California Department of Fish and Wildlife (CDFW) may adopt in the future.

The three animal enclosures will include an 8-foot high chain-link fence and chain-link roofs. The arena chain link fence will be 16 feet in height. The arena fence will be 556 feet in length and will encompass approximately 0.31 acres. There will also be a small, shallow pool for the animals within the arena fence. The three enclosures will be 2,400 square feet, 1,344 square feet, and 2,400 square feet in area. The pool will be 432 square feet in area and approximately 4 feet deep. All of the trees in the arena area are peppers, and no protected trees will be affected by the project.

The animal enclosures will be tended by the property owners and their immediate family. There will be no employees brought to the site to care for the animals. Members of the public will not be permitted onsite. Regular veterinary visits will occur onsite approximately once per year. Food and supplies will be stored in the barn.

The animals will enter and exit the property by vehicle through a series of gates. All fence height requirements are dictated by existing, approved permits from the USDA and CDFG. A manure management plan has been prepared for the project to describe waste removal requirements. Animal waste will be collected on a daily basis and removed from the property by a waste disposal company. (Attachment 2, Project Plans)

7. List of Responsible and Trustee Agencies: None.

8. Methodology for Evaluating Cumulative Impacts: To evaluate the cumulative impacts of the proposed project, the following pending and recently approved projects located within a two and one half mile radius of the proposed project have been evaluated (Attachment 3, Map of Projects):

Permit Case No.	Permit Type	Description
PL12-0145	PD	Single family dwelling with attached garage
PL13-0087	CUP	Time extension for a recreational camp
LU07-0072	PD	Single family dwelling with accessory structures and second dwelling unit
LU10-0069	CUP	New permit for previously permitted facilities known

		as Camp Hess Kramer
PL13-0049	SPAJ	Adjustment to Planned Development permit for single family dwelling
PL13-0025	SPAJ	Adjustment to Planned Development permit for single family dwelling and accessory structures
PL13-0034	SPAJ	Adjustment to Planned Development permit for single family dwelling and accessory structures

Section B – Initial Study Checklist and Discussion of Responses¹

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a.

Based on information provided by the applicant, air quality impacts will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the Ventura County Air Quality Assessment Guidelines. Therefore, the project will not have a significant impact on regional or local air quality.

1b.

The project will not conflict with the goals, policies and programs outlined in Section 1.2, Air Quality, of the General Plan Goals and Policies. The project is consistent with the Air Quality Management Plan and will not have a significant adverse air quality impact.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**	Cumulative Impact Degree Of Effect**
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¹ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1.

The project does not overlie an overdrafted groundwater basin and will not create an overdrafted groundwater basin.

2A-2.

The proposed project will not result in net groundwater extraction that will individually or cumulatively cause an overdrafted basin.

2A-3.

Groundwater extraction will increase by less than 0.1 AFY due to evaporation from the pool and consumption by the few animals that will be housed on the site (Baca,

CHG398, Pers. Comm., 7-11-13). This amount is negligible and will not substantially affect existing water resources. Impacts will be less than significant.

2A-4.

Groundwater extraction will increase by less than 1 acre-foot per year.

2A-5.

The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1.

The Permittee will be required to implement a manure management plan to assure that animal waste does not accumulate on the site such that the quality of runoff water would

be degraded. Therefore the proposed project will not cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

2B-2.

The Permittee will be required to implement a manure management plan to assure that animal waste does not accumulate on the site such that the quality of runoff water would be degraded. Therefore the proposed project will not cause groundwater to exceed groundwater quality objectives set by the Basin Plan.

2B-3.

The proposed project is not located within two miles of the boundary of a former or current test site for rocket engines.

2B-4.

The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2C-1.

The proposed project will not use surface water.

2C-2.

The proposed project will not use surface water.

2C-3.

The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2D-1.

The proposed project will not individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the Los Angeles Basin Plan as applicable for this area.

The Permittee will be required to implement a manure management plan to assure that animal waste does not accumulate on the site such that the quality of runoff water would be degraded. The applicant-submitted Manure Management Plan for Hauser White Tiger Facility will require review and approval by the Watershed Protection District-Groundwater Section. This plan will ensure that all animal waste will be properly handled and disposed off site. Surface Water Quality is deemed Less than Significant (LS) because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan.

2D-2.

The proposed project is located at 11077 Pacific View Rd in Malibu, CA 90265, which is in the County Unincorporated area, but outside urban/existing community (APN 701-0-050-295). This project will not directly or indirectly cause stormwater quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. The proposed installation of chain-link fence, new enclosures with concrete pads (estimated 6,000 sq ft), and construction of small pool for animals will involve soil disturbance of less than 1 acre. In accordance with the Ventura Countywide Municipal Stormwater NPDES Permit CAS004002 "Development Construction Program" Subpart 4.F, the applicant will be required to include Best Management Practices (BMPs) designed to ensure compliance and implementation of an effective combination of erosion and sediment control measures for a disturbed site less than 1 acre to protect

surface water quality during construction (Table 6 in Subpart 4.F). Based on these requirements, neither the individual project nor the cumulative threshold of significance would be exceeded. The project is expected to have a Less than Significant (LS) impact on water quality or violate any objectives or standards in the applicable MS4 Permit or any other NPDES Permits.

2D-3.

The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

3A-1.

The proposed project site is not located on or immediately adjacent to land within the Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road

for an existing aggregate mining operation, and will not have the potential to hamper or preclude extraction of or access to the aggregate resources. Therefore, the proposed project will have no impact on mineral resources aggregate.

3A-2.

When considered with other pending and recently approved projects in the area, the project does not hamper or preclude extraction or access to identified resources. Therefore, the proposed project will not have a cumulative impact on aggregate resources.

3A-3.

The applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines are: Resources Goals 1.4.1-1, 1.4.1-2, and 1.4.1-3, and Resources Policies 1.4.2-6, 1.4.2-7, and 1.4.2-8. Based on the discussion in items 3A-1 and 3A-2 above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on mineral resources - aggregate.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

3B-1.

The proposed project site is not located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road to an existing petroleum production facility. Thus, the project will not have the potential to hamper or preclude access to petroleum resources.

3B-2.

The applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines are: Resources Goals 1.4.1-1, 1.4.1-2, 1.4.1-3, and 1.4.1-4, and Resources Policies 1.4.2-1, 1.4.2-4, 1.4.2-5, 1.4.2-6, 1.4.2-8, and 1.4.2-9. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on mineral resources - petroleum.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		

Impact Discussion:

4A-1.

The project site contains existing structures, landscaping, and pasture previously grazed by horses. The pasture is composed of dense non-native grasses and is mowed regularly. Although the project parcel does contain native chaparral and oak woodland vegetation to the north of the project site, the project site does not contain native vegetation or suitable habitat for special status plant species. Therefore, the proposed project will not impact native plants.

4A-2.

The project site contains existing structures, landscaping, and pasture previously grazed by horses. The area proposed for animal keeping is currently subject to regular human activity between the various structures on the parcel. Therefore, the project site does not contain significant habitat for wildlife and does not provide suitable habitat for special status species. Common animals that are adapted to human activity and landscapes, such as California ground squirrel, northern raccoon, striped skunk, and western fence lizard, likely forage on the project site. In addition, coyotes, as evidenced by coyote scat on trails around the perimeter of the site, and likely bobcats travel the perimeter of the project site at night. The proposed perimeter fence would prevent larger animals from passing through or foraging in the pasture, but the pasture is not significant habitat for wildlife. Therefore, the project would not restrict the reproductive capacity or reduce the population of any animal species. The perimeter fence would restrict animal movement through the site, but because the site is already developed with structures, landscaping and pasture, the native chaparral habitat has already been fragmented on the site. Therefore, the project would have less than significant impacts on wildlife.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	X				X			

Impact Discussion:

4B-1.

No sensitive plant communities occur within the construction footprint of the proposed project. Therefore, the project would not directly impact sensitive plant communities.

4B-2.

The proposed project operation involves the keeping of animals, specifically tigers, within the proposed fenced area. Because project activity would be confined by a chain-link fence to an area that does not currently contain sensitive plant communities, the project would not result in indirect impacts to the sensitive chaparral and coast live oak communities that occur to the north of the project site.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

Impact Discussion:

4C-1.

No waters or wetlands occur on the project site. Thus, the project would not result in direct impacts on waters or wetlands.

4C-2.

No wetland or riparian plant communities occur on or adjacent to the project site. Thus, the project would not result in impacts on wetland or riparian plant communities.

4C-3.

The proposed project would not alter the hydrology of the site such that the flows in nearby waterways would be adversely affected.

4C-4.

The nearest watercourse to the project site is an ephemeral drainage that lacks riparian vegetation and carries runoff from properties to the south of the project site through a ditch in a graded trail down into the valley to the north of the project site. This watercourse is located approximately 80 feet to the northwest of the project site on the adjacent parcel. This ephemeral watercourse does not provide significant wetland habitat. The edge of the project site nearest to this drainage is currently developed with structures and landscaping, and the project involves installing a perimeter fence around this existing development. Therefore, the project would not change the buffer between this watercourse and development and would not impact this watercourse.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4D-1.

The project site does not contain environmentally sensitive habitat areas (ESHA), because it is developed with structures, landscaping, and pasture composed of non-native grasses. The project site is surrounded by chaparral and oak woodland ESHA to the north, west, and east. The components of the project, including the fenced enclosures and perimeter fence, are proposed to be installed within the developed portions of the parcel and would not impact ESHA.

4D-2.

Project operation involves the keeping of animals, specifically tigers, within animal enclosures located in the proposed fenced area. Because project activity would be confined by a chain-link fence to an area that does not currently contain ESHA, the project would not result in indirect impacts to the ESHA that occurs to the north of the project site.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?	X				X			
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?		X				X		
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?		X				X		

Impact Discussion:

4E-1.

Because the proposed project is restricted to an area that contains structures, landscaping, and pasture previously used for horse grazing, the project would not remove wildlife habitat.

4E-2.

The proposed project is contained within an existing developed area, and therefore, will not result in the isolation of wildlife habitat.

4E-3.

The proposed perimeter fence would prevent larger animals from passing through or foraging in the pasture. The pasture is not significant habitat for wildlife as it is surrounded by structures and subject to human activity. Therefore, the perimeter fence and other components of the project would not interfere with wildlife access to important foraging or breeding habitat.

4E-4.

The project site is currently developed with a residence and accessory structures, and human activity is part of the existing conditions on the site. The project would introduce tigers to the site, and given that tigers are large predators that are not native to the Santa Monica Mountains, their presence could intimidate native wildlife around the project site. However, the tigers would be kept in enclosures set back 120 feet or more from the perimeter fence. The perimeter fence would prevent most wildlife from

approaching the enclosures. Because the tigers would be kept in an existing developed area, and the fencing would maintain an adequate buffer to minimize potential interactions between the tigers and native wildlife, potential impacts on wildlife will be less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

4F.

The proposed project is consistent with the General Plan Goals and Policies for biological resources. The project has been evaluated for potential impacts on biological resources and would not result in any significant impacts on biological resources (Policies 1.5.2-1 through 1.5.2-3). Regarding wetland buffers, the proposed project would not reduce the buffer between development and activity on the project site and the nearest watercourse (Policy 1.5.2-4).

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (PLng.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?	X				X			
2) Involve a General Plan amendment that will result in the loss of agricultural soils?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5A-1.

The proposed project is located on land that is designated as Other, and will not have the potential to adversely impact any soils designated as Prime, Statewide Importance, Unique or Local Importance. Therefore, the proposed project will have no impact on agricultural resources – soils.

5A-2.

The proposed project will not involve a General Plan amendment that would result in the loss of agricultural soils. Therefore, the proposed project will have no impact on agricultural resources – soils.

5A-3.

The applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines are: Resources Goal 1.6.1-1, and Resources Policies 1.6.2-1, 1.6.2-4. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on agricultural resources – soils.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG Comm)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5B-1.

The proposed project (PL 13-0011) is a non-agricultural use and is located further from offsite agricultural uses than the threshold distances set forth in the Section 5b.C of the Initial Study Assessment Guidelines. Therefore, the proposed project will not have a significant environmental effect on surrounding agricultural resources.

5B-2.

The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines. The property was previously used as an equine facility, and is located adjacent to an equine facility currently in use. The proposed project will not constitute in a loss of agricultural and/or environmental resources.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (PInG.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?		X				X		
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

6a and 6b:

The project site is developed with a single family dwelling and accessory structures and is visible from the Santa Monica Mountains recreation area. There is no identified scenic resource on the subject property. The physical components of the project include chain-link fencing and animal enclosures constructed from chain-link fencing materials. These accessory structures will be in keeping with the existing development on the site and not be prominently visible from the nearby public viewing areas. The white tigers housed in the enclosures will be no more visible or prominent than other animals kept on large rural properties.

Based on the above discussion, impacts on scenic resources will be less than significant.

6c.

The applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines are: Resources Goals 1.7.1-1, and 1.7.1-2, and Resources Policies 1.7.2-1, 1.7.2-2. Based on the above discussion under Item 6a, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on scenic resources.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

7a.

The project site is underlain by igneous rocks of the Conejo Volcanics. The Conejo Volcanics formation has no paleontological significance. Therefore, the proposed project will result in no impacts to paleontological resources.

7b.

The proposed project does not include grading that could result in the progressive loss of exposed rock that can be studied and prospected for fossil remains.

7c.

The applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines are: Resources Goals 1.8.1-1, 1.8.1-2, and Resources Policies 1.8.2-1, 1.8.2-2, and 1.8.2-3. Based on the discussion provided under items 7a and 7b above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines. Therefore, impacts on Paleontological Resources will be less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

8A-1 and 8A-2:

The proposed project will not demolish or alter any existing structures on the site. The proposed project will not affect any known historical or cultural resources. Therefore, the proposed project will have no impact on cultural resources.

8A-3.

The applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines are: Resources Goals 1.8.1-1, 1.8.1-2, and Resources Policies 1.8.2-1, 1.8.2-2, 1.8.2-3, 1.8.2-4, and 1.8.2-5. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Cultural Resources (Archaeological).

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (PInG.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8B-1, 8B-2, 8B-3, and 8B-4:

The proposed project will not demolish or alter any existing structures on the site. The proposed project will not affect any known historical or cultural resources. Therefore, the proposed project will have no impact on cultural resources.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

9a and 9b:

The proposed project site is located in the Santa Monica Mountains and is greater than 2 miles to the north of the nearest coastal dunes. The project does not include any activities that could lead to degradation, erosion or destruction of coastal dunes.

Therefore, the proposed project will have no impacts on coastal beaches and sand dunes.

9c.

The applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines are: Resources Goal 1.10.1, and Resources Policies 1.10.2-1, 1.10.2-2, 1.10.2-3, and 1.10.2-4. Based on the discussion under Impact 9a above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines. Therefore, the proposed project will not result in a significant impact on Coastal Beaches and Sand Dunes.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

10a and 10b:

There are no known active or potentially active faults extending through the proposed lot based on State of California Earthquake Fault Zones in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. Furthermore, no proposed habitable structures are within 50 feet of a mapped trace of an active fault. There is no impact (N) from potential fault rupture hazard.

There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

10c.

The project would be consistent with policies that pertain to fault rupture hazards.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
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	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X			NA	NA	NA	NA
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

11a and 11b:

The property will subject to moderate to strong ground shaking from seismic events on local and regional fault systems. No habitable structures are proposed as part of this project. Thus, the effects of ground shaking are considered less than significant (LS).

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

12a and 12b:

The site is not located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and is used as the basis for delineating the potential liquefaction hazards within the county. There is no impact (N) from potential hazards from liquefaction.

The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

13a.

The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated December 2011) and is not subject to seiche hazard.

13b.

The project is not located within a mapped tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact (N) from potential hazards from tsunami.

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c.

The site is not located adjacent to a closed or restricted body of water based on aerial photograph review (photos dated December 2011) and would not be subject to seiche hazard. The project is also not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. There is no impact (N) from potential hazards from seiche and tsunami.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

14a.

The site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, the project site is located in a potential seismically induced landslide zone. The property also contains a mapped landslide. The mapped landslide is outside the area of the proposed project. The site has been evaluated by Coastal Geology and Soils, dated August 29, 2006, for the presently existing residence (as part of GP 9863) and

the results of the analysis indicate adequate factors of safety against landsliding. The potential landslide hazards are considered to be less than significant (LS).

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

14b.

The site is located in a hillside area of Ventura County. Based on analysis conducted by the California Geological Survey California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6, the project site is located in a potential seismically induced landslide zone. The property also contains a mapped landslide. The mapped landslide is outside the area of the proposed project. The site has been evaluated by Coastal Geology and Soils, dated August 29, 2006, for the presently existing residence (as part of GP 9863) and the results of the analysis indicate adequate factors of safety against landsliding. The potential landslide hazards are considered to be less than significant (LS).

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

15a.

Future construction of structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. The expansive soil

design procedures in the VCBC are intended to safeguard against major structural damage. The project compliance with the building code will reduce the effects of expansive soil to less than significant (LS).

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15b.

Future construction of structures will be subject to the design provisions of the County of Ventura Building Code (VCBC) in effect at time of the construction. The expansive soil design procedures in the VCBC are intended to safeguard against major structural damage. The project compliance with the building code will reduce the effects of expansive soil to less than significant (LS).

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

16a.

The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004) and the project does not relate to oil, gas or groundwater withdrawal, the subsidence hazard is considered to have no impact (N) for the proposed project.

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

16b.

The subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix Figure 2.8 (January 27, 2004) and the project does not relate to oil, gas or groundwater withdrawal, the subsidence hazard is considered to have no impact (N) for the proposed project.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17A-1.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey the increase in impervious surfaces will be less than 1%. Therefore the impact on Non-FEMA Flood Hazards is less than significant.

17A-2.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey the increase in impervious

surfaces will be less than 1%. Therefore the impact on Non-FEMA Flood Hazards is less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?	X				X			
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?	X				X			
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?	X				X			
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

17B-1.

The subject property is not located anywhere near a 1% annual chance (100-year) floodplain as evidenced on the Effective FEMA digital Flood Insurance Rate Map.

17B-2.

The subject property is not located anywhere near a 1% annual chance (100-year) floodplain as evidenced on the Effective FEMA digital Flood Insurance Rate Map.

17B-3.

The subject property is not located anywhere near a 1% annual chance (100-year) floodplain as evidenced on the Effective FEMA digital Flood Insurance Rate Map.

17B-4.

The subject property is not located anywhere near a 1% annual chance (100-year) floodplain as evidenced on the Effective FEMA digital Flood Insurance Rate Map.

17B-5.

The subject property is not located anywhere near a 1% annual chance (100-year) floodplain as evidenced on the Effective FEMA digital Flood Insurance Rate Map. The project is compliant with the General Plan relative to floodplain management concerns.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

18a.

The project will be required to maintain the appropriate brush clearance from all existing structures and enclosures. No new structures that require fire protection are included in the proposed project. Thus, no new impacts related to fire hazards are anticipated.

18b.

The project will meet plan goals and policies related to fire protection.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a.

The proposed project does not include any potential obstruction to air navigation. Therefore, the proposed project will be in compliance with the County's Airport Comprehensive Land Use Plan and Federal Aviation Regulation Part 77. No impact is identified.

19b.

The applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines are: Resources Goal 2.14.1-1, and Resources Policy 2.14.2-2. Based on the discussion under Impact 19a above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines. Therefore, the proposed project will not result in a significant impact on Aviation Hazards.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1.

The proposed project does not involve the use of any hazardous materials. Thus, the proposed project will not have any project-specific or cumulative impacts relative to hazardous materials.

20A-2.

The proposed project does not involve the use of any hazardous materials. Thus, the proposed project will not have any project-specific or cumulative impacts relative to hazardous materials.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20b-1.

The proposed project is not considered an activity that generates hazardous waste. Thus, the proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes.

20b-2.

The proposed project is not considered an activity that generates hazardous waste. Thus, the proposed project will not have any project-specific or cumulative impacts relative to hazardous wastes.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?	X				X			
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?	X				X			
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	X				X			
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

21a.

The proposed project will generate noise from the tigers. The noise that is generated from the tigers is not anticipated to exceed the standards for noise in Policy 2.16. Therefore, the proposed project will have a less than significant impact on noise and vibration.

21b.

The proposed project does not include any construction activities involving blasting, pile driving, vibratory compaction, demolition, or drilling or excavation. Therefore, the proposed project will have no impact on noise and vibration.

21c.

The proposed project does not include any transit use. Therefore, the proposed project will have no impact on noise and vibration.

21d.

The proposed project does not include any new heavy vehicle trips. The proposed project does not have the potential to exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses. Therefore, the proposed project will have no impact on noise and vibration.

21e.

The proposed project does not include any blasting, pile-driving, vibratory compaction, demolition, excavation, or similar types of vibration-generating activities which have the potential to exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment. Therefore, the proposed project will have no impact on noise and vibration.

21f.

The applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines are: Resources Goal 2.16.1, and Resources Policies 2.16.2-1, 2.16.2-2, and 2.16.2-3. Based on the discussion provided under items 21-a through 21b above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Noise and Vibration.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

22a.

The proposed project does not include the construction of any structures that could have the potential to create any disability glare or discomfort glare. The fences of the proposed project will not be visible to motorists travelling along any road of the County Regional Road Network. Therefore, the proposed project will have no impact on daytime glare.

22b.

The applicable General Plan Policy for Item 22 of the Initial Study Assessment Guidelines is Policy 3.4.2-4. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Daytime Glare.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

23a.

The proposed project may have impacts to public health from individual sewage disposal systems and animal waste. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a level considered less than significant.

23b.

The proposed project may have impacts to public health from individual sewage disposal systems and animal waste. Compliance with applicable state regulations enforced by the Environmental Health Division will reduce potential project-specific and cumulative impacts to a level considered less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a.

The Ventura County Air Pollution Control District has not yet adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The project will generate less than significant impacts to regional and local air quality and the project will be subject to a condition of approval to ensure that all project construction and operations shall be conducted in compliance with all APCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the APCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state.

Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (PInG.)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

25a.

The project site is a large (16 acre) rural property that has been developed with a single family dwelling and accessory structures. The property is surrounded by other rural properties that have been similarly developed. The proposed project will include fenced enclosures for the tigers and a perimeter fence around the entire property. The proposed physical development would not disrupt or substantially change the existing character of the surrounding community. The proposed physical development will be compatible with existing land uses, architectural form or style, site design/layout, and density/parcel sizes within the community in which the project site is located. Therefore, the proposed project will have a less than significant impact on community character.

The proposed project is located land designated in the *General Plan* as "Open Space, 10-acre minimum." The proposed animal keeping use is consistent with this designation and would not affect the density of development. The use of the 19-acre property for animal keeping would be consistent with the General Plan.

Impacts on community character will be less than significant.

25b.

The applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines are: General Land Use: Goals 3.1.1-2 through -5, and Policies 3.1.2-2, -3, -5, -6, -7, -8, -10, & -11; Land Use Designations: Goals 3.2.1-1 through -7, and Policies 3.2.2-1, -2, -3, -5, -6, & -7; Population and Housing: Goals 3.3.1-6 through -8, and Policy 3.3.2-6(2); Employment and Commerce/Industry: Goals 3.4.1-1, -2, -3, -4, & -6, and Policies 3.4.2-1, & -3 through -7. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies

for Item 25 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Community Character.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (PIng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?		X				X		
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

26a.

The proposed project will not remove any existing housing. Therefore, the proposed project will have no impact on housing.

26b.

As stated in the Initial Study Assessment Guidelines (146), any project that involves construction has an impact on the demand for additional housing due to potential housing demand created by construction workers. However, construction worker demand is a less than significant project-specific and cumulative impact because

construction work is short-term and there is a sufficient pool of construction workers within Ventura County and the Los Angeles metropolitan regions.

26c.

The proposed project will not result in 30 or more new full time equivalent lower income employees. Therefore, the proposed project will have no impact on housing.

26d.

The applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines are: Resources Goals 3.3.1-3 and 3.4.1-6, and Policies 3.3.2-2, 3.4.2-8, and 3.4.2-9. Based on the discussion provided under items 26a through 26c, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Housing.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Will the proposed project cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a.

The project will be accessed from a county-maintained road in a substandard impact area. The project, as proposed, will not generate additional traffic on the local public roads and the Regional Road Network.

Therefore, adverse traffic impacts relating to level of service will be "Less than Significant".

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								
a) Does the existing Public Road or intersection comply with current County Road Standards, and would the proposed Public Road or intersection improvement or encroachment associated with the project or required by the CEQA lead agency also comply with County Road Standards?		X				X		

Impact Discussion:

27a(2)-a.

The project will be accessed from a county-maintained road in a substandard impact area.

To address the concerns about the existing status of the existing local roads, consideration should be given to disclose to the applicant, and any successors in interest of the properties, that the existing road systems are not considered standard. Although they do not create an unreasonable risk of harm, when such roads are used with due care in a manner in which it is reasonably foreseeable that they will be used, they are of a rural nature with widths, grades, and other road features that would be considered substandard if such roads were being designed or built today. A condition has been included to address these concerns.

Therefore, adverse traffic impacts relating to safety/design will be "Less Than Significant."

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X				X		
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(3)-a.

Through the imposition of standard conditions of approval, this project will be required to meet VCFD access standards.

27a(3)-b.

The project will meet plan goals and policies related to the design of private accessways.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27a(4)-a.

The site is accessed along existing driveways connected to a public road. Roads and driveways shall be required to be maintained in accordance with VCFD access standards.

27a(4)-b.

The project will meet plan goals and policies related to tactical access.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the proposed project cause actual or potential barriers to existing or planned pedestrian/bicycle facilities?		X				X		
2) Will the proposed project generate or attract pedestrian/bicycle traffic volumes meeting the requirements for protected highway crossings or pedestrian and bicycle facilities?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1.

The project is located in a rural area of the Santa Monica Mountains. The new animal keeping land use will not cause any barriers to pedestrian/bicycle facilities. Therefore, adverse impacts relating to the supplementary addition of pedestrians and bicycles into the area will be "Less Than Significant."

27b-2.

The proposed project is not anticipated to generate or attract any pedestrian/bicycle traffic. The proposed project is not anticipated to create any adverse impacts on protected highway crossings or pedestrian and bicycle facilities. Therefore, the proposed project will have no impact on Transportation and Circulation.

27b-3.

The applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-6, 4.2.1-8, 4.2.1-9 and 4.2.1-10, and Policies 4.2.2-2, 4.2.2-8, and 4.2.2-9. Based on the above discussion under items 27b-1 and 27b-2, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Transportation & Circulation – Pedestrian/Bicycle Facilities.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27c-1.

The proposed project will not substantially interfere with existing bus facilities or routes, or create a substantial increased demand for additional or new bus transit facilities/services. Therefore, the proposed project will have no impacts on Transportation Bus.

27c-2.

The applicable General Plan Goals and Policy for Item 27c of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-6, 4.2.1-7, 4.2.1-8 and 4.2.1-9, and Policy 4.2.2-8. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Transportation & Circulation – Bus Transit.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27d-1.

The proposed project is not anticipated to individually or cumulatively, substantially interfere with an existing railroad's facilities or operations. Therefore, the proposed project will have no impacts on Transportation Railroads.

27d-2.

The applicable General Plan Goals and Policy for Item 27d of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-11, and 4.2.1-12, and Policy 4.2.2-9. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Transportation & Circulation – Railroads.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have the potential to generate complaints and concerns regarding interference with airports?		X				X		
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27e-1.

The proposed project is located about 11 miles from the nearest airport and is not anticipated to create any adverse impacts on airports. Therefore, the proposed project will have less than significant impacts on aviation hazards.

27e-2.

The proposed project site is located approximately 16 miles to the southeast of Oxnard Airport and approximately 11 miles southeast of Camarillo Airport. The proposed project site will not be located within the sphere of influence of either County-operated airport. Therefore, the proposed project will have no impact on aviation hazards.

27e-3.

The applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines are: Resources Goals 4.2.1-1, 4.2.1-13, and 4.2.1-14, and Policies 4.2.2-10, and 4.2.2-11. Based on the above discussion provided for items 27e-1 and 27e-2, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27f-1.

The proposed project will not involve any construction or any operation that will increase the demand for commercial boat traffic and/or adjacent boat facilities. Therefore, the proposed project will have no impact on harbor facilities.

27f-2.

The applicable General Plan Goal for Item 27f of the Initial Study Assessment Guidelines is Resources Goal 4.2.1-1. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27g-1.

There are no pipelines located on the same property as the proposed project. The proposed project will not substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline. Therefore, the proposed project will have no impact on Transportation Pipelines.

27g-2.

The applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines are: Resources Goal 2.14.1-2, and Policy 2.14.2-4. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28a-1.

The proposed project will be provided with domestic water from an existing on-site water well. Conformance with the County Building Code and State guidelines for setbacks to animal enclosures will reduce any project- specific and cumulative impacts to a less than significant level.

28a-2.

The proposed project will be provided with domestic water from an existing on-site water well. Conformance with the County Building Code and State guidelines for setbacks to animal enclosures will reduce any project- specific and cumulative impacts to a level considered less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a permanent supply of water?		X				X		
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1.

The proposed project does not have a domestic water supply demand. Water would be required for animal use and for the shallow pool area. The proposed project water will be supplied by the onsite well. Groundwater extraction will increase by less than 0.1 AFY due to evaporation from the pool and consumption by the few animals that will be housed on the site (Baca, CHG398, Pers. Comm., 7-11-13). This amount is negligible and will not substantially affect existing water resources. Impacts will be less than significant.

28b-2.

The proposed project would not either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the water supply - quantity of the hydrologic unit in which the project site is located

28b-3.

The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28c-1.

Existing water tanks and a fire hydrant are on the project site. These facilities deliver adequate flow for fire suppression according to the VCFPD.

28c-2.

The project will meet plan goals and policies related to fire suppression facilities. .

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29a-1 and 29a-2:

The proposed project will not require the use of a sewage disposal system. Residents of the property will continue to use the existing individual sewage disposal system. Information submitted with the project application indicates the system is functioning properly at this time. Conformance with applicable state and local regulations will reduce any project-specific and cumulative impacts to a level considered less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1.

The proposed project does not include connection to a public sewer. The proposed project will not have any project-specific or cumulative impacts to a sewage collection facility.

29b-2.

The proposed project does not include connection to a public sewer. The proposed project will not have any project-specific or cumulative impacts to a sewage collection facility.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1.

As required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts related to Ventura County's solid waste disposal capacity.

29c-2.

Ventura County Ordinance 4421 requires all discretionary permit applicants whose proposed project includes construction and/or demolition activities to reuse, salvage, recycle, or compost a minimum of 60% of the solid waste generated by their project. The IVMD's waste diversion program (Form B Recycling Plan/Form C Report) ensures this 60% diversion goal is met prior to issuance of a final zoning clearance for use inauguration or occupancy, consistent with the Ventura County General Plan's Waste Treatment & Disposal Facility Goals 4.4.1-1 and -2 and Policies 4.4.2-1, -2, -4, and -6. Therefore, the proposed project will have less than significant project-specific impacts, and will not make a cumulatively considerable contribution to significant cumulative impacts, related to the Ventura County's General Plan goals and policies for solid waste disposal capacity.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1.

The proposed project does not include a solid waste facility. The proposed project will not have any project-specific or cumulative impacts relating to solid waste facilities.

29d-2.

The proposed project does not include a solid waste facility. The proposed project will not have any project-specific or cumulative impacts relating to solid waste facilities.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

30a.

The proposed project is not anticipated to individually or cumulatively cause a disruption or re-routing of an existing utility facility. Therefore, the proposed project will have no impact on utilities.

30b.

The proposed project is not anticipated to individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts. Therefore, the proposed project will have no impact on utilities.

30c.

The applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines are: Resources Goal 4.5.1, and Policies 4.5.2-1, 4.5.2-2, and 4.5.2-3. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Utilities.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1.

The site is not adjacent to a Watershed Protection District (District) jurisdictional red line channel, the nearest being Little Sycamore Canyon approximately 6,820 feet easterly of the site. No direct connections to District jurisdictional red line channels are indicated and the drainage is to the Pacific Ocean through local drainage courses. It is understood that impacts from increases in impervious area will be required to be mitigated to less than significant under conditions imposed by the Engineering Services Department, Development and Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the site will be released at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determines that the project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is Less than Significant (LS) on red line channels under the jurisdiction of the Watershed Protection District.

31a-2.

The site is not adjacent to a Watershed Protection District (District) jurisdictional red line channel, the nearest being Little Sycamore Canyon approximately 6,820 feet easterly of the site. No direct connections to District jurisdictional red line channels are indicated and the drainage is to the Pacific Ocean through local drainage courses. It is understood that impacts from increases in impervious area will be required to be mitigated to less than significant under conditions imposed by the Engineering Services Department, Development and Inspection Services Division, by reference to Appendix J of the Ventura County Building Code requiring that runoff from the site will be released

at no greater than the undeveloped flow rate and in such a manner as to not cause an adverse impact downstream in velocity or duration. District staff determines that the project design with the conditions mentioned above mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore the environmental assessment is Less than Significant (LS) on red line channels under the jurisdiction of the Watershed Protection District.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?		X				X		
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?		X				X		
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?		X				X		
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31b-1.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey states that the increase in

impervious surfaces will be less than 1%. Therefore the impact on drainage facilities not owned by the Watershed Protection District is less than significant.

31b-2.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey states that the increase in impervious surfaces will be less than 1%. Therefore the impact on drainage facilities not owned by the Watershed Protection District is less than significant.

31b-3.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey states that the increase in impervious surfaces will be less than 1%. Therefore the impact on drainage facilities not owned by the Watershed Protection District is less than significant.

31b-4.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey states that the increase in impervious surfaces will be less than 1%. Therefore the impact on drainage facilities not owned by the Watershed Protection District is less than significant.

31b-5.

The project will be completed according to current codes and standards. The Preliminary Drainage Report by Jensen Design and Survey states that the increase in impervious surfaces will be less than 1%. Therefore the impact on drainage facilities not owned by the Watershed Protection District is less than significant.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have the potential to increase demand for law enforcement or emergency services?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

32a.

The proposed project is not anticipated to have a significant impact on law enforcement or emergency services. The tigers will be contained in accordance with State and Federal requirements. Thus, escapes are not reasonably foreseeable. Therefore, the proposed project will have a less than significant impact on law enforcement/emergency services.

32b.

The applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines are: Resources Goals 4.7.1-1 through -7, and Policies 4.7.2-1 through -5. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?		X				X		
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1.

The project site is within the 5-mile response distance of fire station 56.

33a-2.

This project will not require additional fire stations, equipment or personnel.

33a-3.

The project will meet plan goals and policies related to fire services.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in the need for additional personnel?		X				X		
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1.

The proposed project will not require additional personnel.

33b-2.

The project will not require additional fire stations, equipment or personnel.

33b-3.

The project will meet plan goals and policies related to fire services..

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

34a-1.

The proposed project would not interfere with the operations of an existing school facility. Therefore, the proposed project will have no impact on Education Schools.

34a-2.

The applicable General Plan Goals and Policies for Item 34a-2 of the Initial Study Assessment Guidelines are: Resources Goal 4.9.1-1, and Policies 4.9.2-1 and 4.9.2-2. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 34a-2 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

34b-1.

The proposed project will not interfere with the operation of any existing public library facility. Therefore, the proposed project will have no impact on education – public libraries.

34b-2.

The proposed project will not put additional demands on a public library facility which is currently deemed overcrowded. Therefore, the proposed project will have no impact on education – public libraries.

34b-3.

The proposed project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. Therefore, the proposed project will have no impact on education – public libraries.

34b-4.

The proposed project will not limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes. Therefore, the proposed project will have no impact on education – public libraries.

34b-5.

The applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines are: Resources Goals 4.9.1-1 and 4.9.1-5, and Policy 4.9.2-3. Based on the above discussion, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Public Libraries.

Mitigation/Residual Impact(s)

None.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?	X				X			
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? 	X				X			
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

35a.

The proposed project will not cause an increase in demand for recreation, parks, and/or trails and corridors. Therefore, the proposed project will have no impact on recreation facilities.

35b.

The proposed project will not cause a decrease in recreation, parks, and/or trails or corridors. Therefore, the proposed project will have no impact on recreation facilities.

35c.

The proposed project is not anticipated to impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors. Therefore, the proposed project will have no impact on recreation facilities.

35d.

The applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines are: Resources Goals 4.10.1-1 through -7, and Policies 4.10.2-1 through -6. Based on the above discussion, the proposed project will be consistent

with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines. Therefore, the proposed project will have a less than significant impact on Recreation Facilities.

Mitigation/Residual Impact(s)

None.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD – Watershed Protection District

****Key to Impact Degree of Effect:**

N – No Impact
LS – Less than Significant Impact
PS-M – Potentially Significant but Mitigable Impact
PS – Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:					
		N	LS	PS-M	PS
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X		
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X			
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X			
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X			

Findings Discussion:

1. As stated above in Section B, Item 4, the proposed project will not cause significant impacts on biological resources. Therefore, the proposed project will not pose any threat to fish and wildlife, nor will it degrade the quality of the environment.
2. As stated above in Section A, the proposed project site has been developed with a single family dwelling and accessory structures. The proposed use of animal keeping will not create any significant impacts that would affect long term environmental goals.
3. As stated in Sections A and B, the proposed project will not create any impacts that are individually limited but cumulatively considerable.
4. As stated in Section B, the proposed project does not involve the use of hazardous materials in a manner that pose any unusual risks. The proposed project does not involve noise that will interfere with surrounding uses, traffic hazards, adverse

impacts to water bodies located on or around the project site, and will not generate any hazardous wastes. Therefore, the proposed project will not create any environmental effects that will cause substantial adverse effects, either directly or indirectly on human beings.

Section D – Determination of Environmental Document

Based on this initial evaluation:

<input checked="" type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jay Dobrowalski, Case Planner

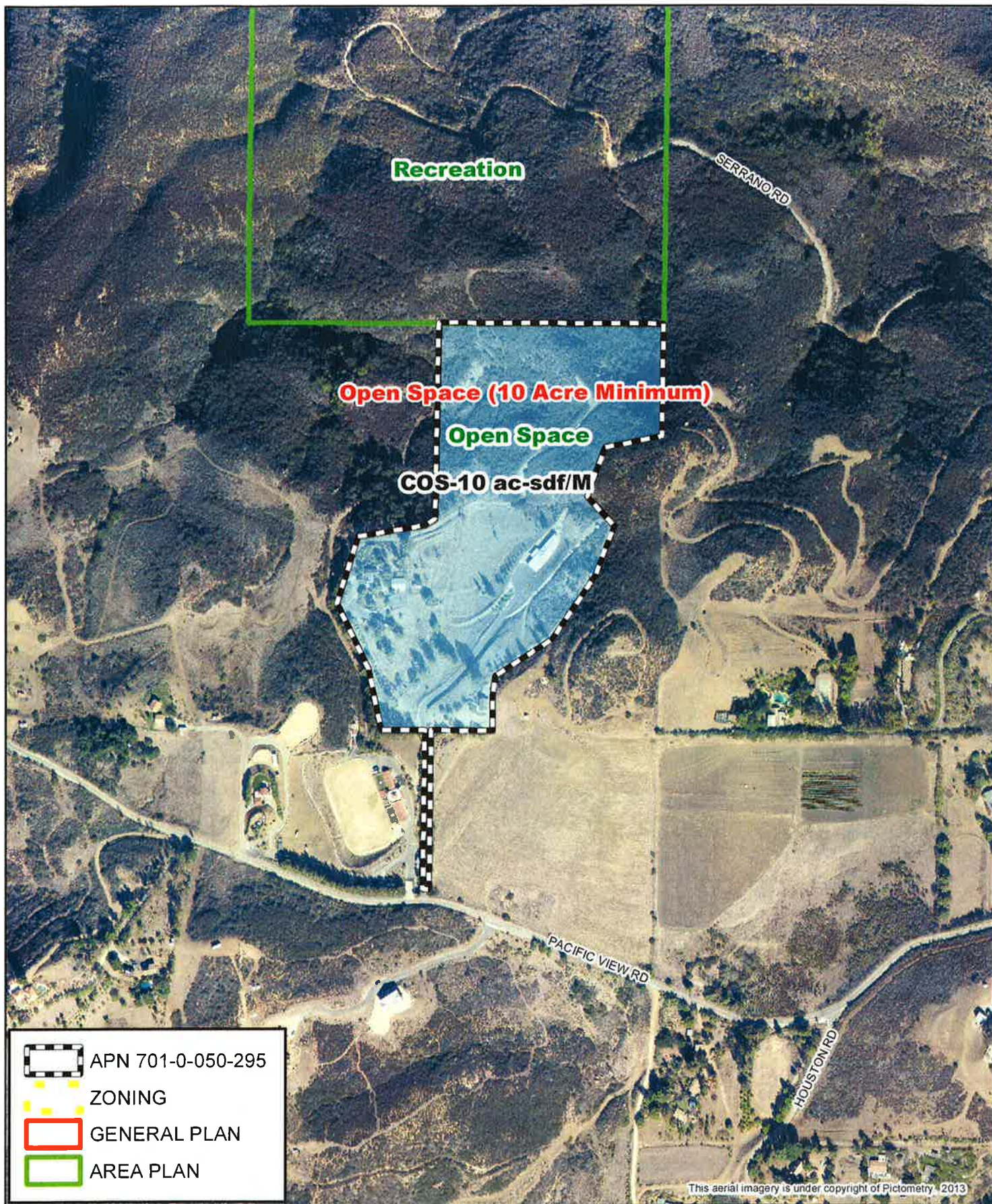
7-23-13
Date

Attachments:

Attachment 1 – Location Map

Attachment 2 – Project Plans

Attachment 3 – Map of Past, Present, and Reasonably Foreseeable Future Projects



Ventura County
Resource Management Agency
Information Systems

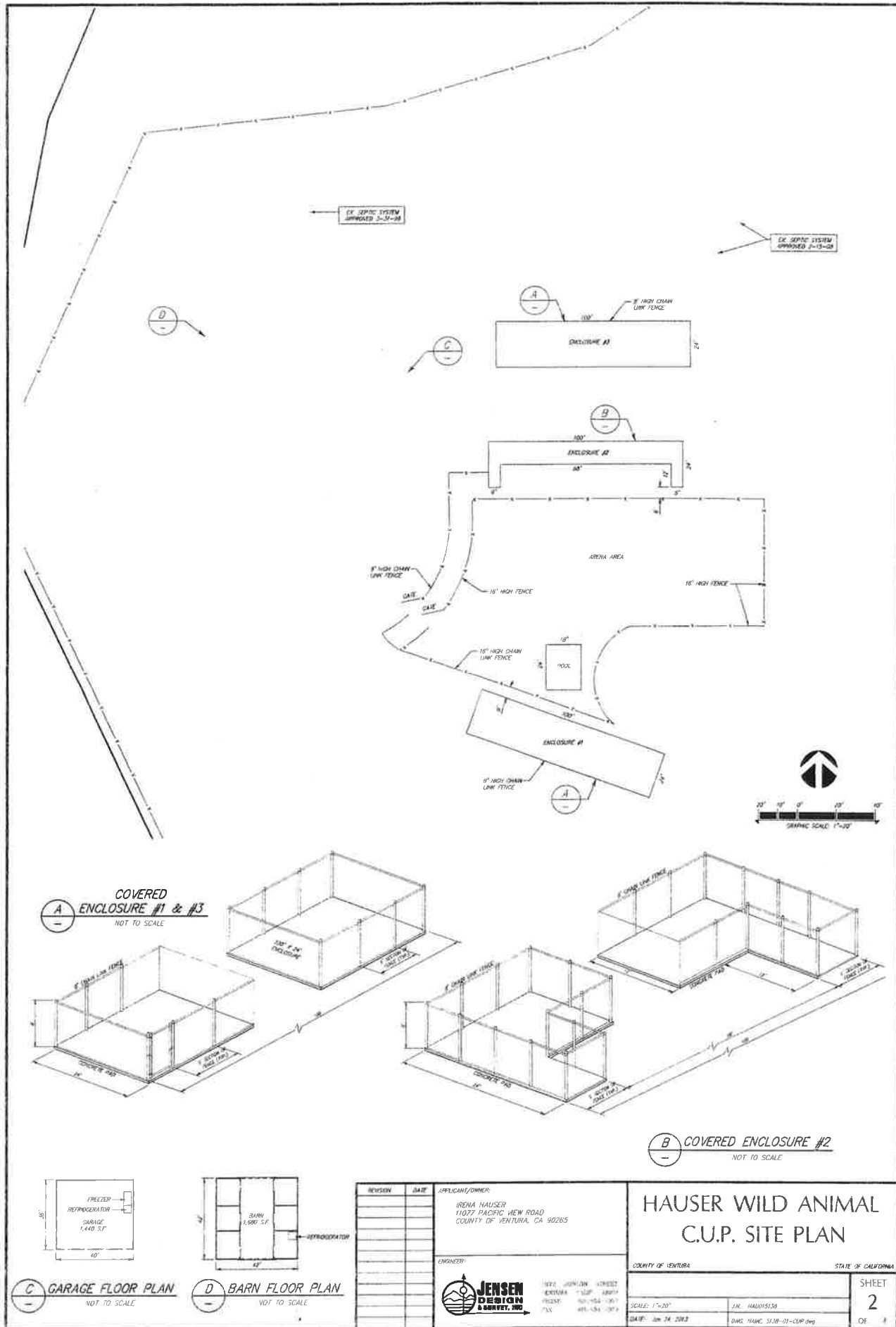
Date Printed: 06/21/2013

County of Ventura
Planning Commission Hearing
PL13-0011
Exhibit 2 Location Map
General Plan, & Zoning

0 300 600
Feet

Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein

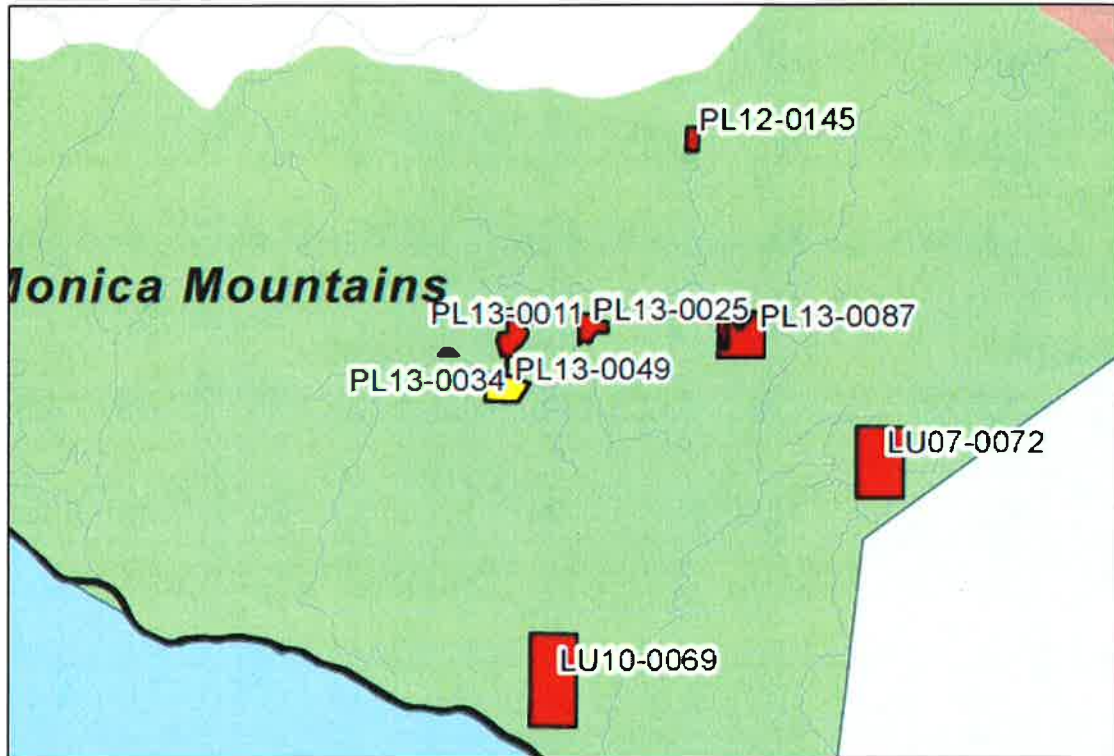




INITIAL STUDY FOR PL13-0011

Attachment 3

Map of Past, Present, and Reasonably Foreseeable Future Projects



Permit Case No.	Permit Type	Description
PL12-0145	PD	Single family dwelling with attached garage
PL13-0087	CUP	Time extension for a recreational camp
LU07-0072	PD	Single family dwelling with accessory structures and second dwelling unit
LU10-0069	CUP	New permit for previously permitted facilities known as Camp Hess Kramer
PL13-0049	SPAJ	Adjustment to Planned Development permit for single family dwelling
PL13-0025	SPAJ	Adjustment to Planned Development permit for single family dwelling and accessory structures
PL13-0034	SPAJ	Adjustment to Planned Development permit for single family dwelling and accessory structures